

004.0

0003

0008.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

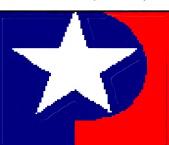
Total Card / Total Parcel

USE VALUE:

1,114,600 / 1,114,600

ASSESSED:

1,114,600 / 1,114,600



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
82-84		MELROSE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MEIMARIS NIKOLAOS & MARIA
Owner 2:	
Owner 3:	

Street 1: 13 RHODE ISLAND RD

Street 2:

Twn/City: WILMINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 01887 Type:

PREVIOUS OWNER

Owner 1: MEIMARIS NIKOLAOS -

Owner 2: SOURMAIDIS MARIA -

Street 1: 84 MELROSE ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 5,083 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1920, having primarily Vinyl Exterior and 2861 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 15 Rooms, and 7 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		5083		Sq. Ft.	Site		0	80.	1.13	1									457,990						458,000	

Total AC/HA: 0.11669

Total SF/SM: 5083

Parcel LUC: 105 Three Fam.

Prime NB Desc: ARLINGTON

Total: 457,990

Spl Credit

Total: 458,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

Entered Lot Size	Legal Description	User Acct
		3882
		GIS Ref
		GIS Ref
		Insp Date
08/11/17		

1415!	PRINT
Date	Time
12/10/20	16:13:14
LAST REV	
Date	Time
11/28/17	15:17:17
mmcmakin	
Prior Id # 1:	3882
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
415	ASR Map:
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

ACTIVITY INFORMATION	Date	Result	By	Name
	8/11/2017	MEAS&NOTICE	HS	Hanne S
	12/6/2005	MLS	HC	Helen Chinal
	9/20/1999	Mailer Sent		
	9/20/1999	Measured	264	PATRIOT
	5/4/1999	Measured	163	PATRIOT
	8/27/1993		PC	PHIL C
Sign:	VERIFICATION OF VISIT NOT DATA			

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 13 - Multi-Garden	3	Rating: Good																	
Sty Ht: 2A - 2 Sty +Attic				A Bath:	Rating:														
(Liv) Units: 3	Total: 3			3/4 Bath:	Rating:														
Foundation: 2 - Conc. Block				A 3QBth:	Rating:														
Frame: 1 - Wood				1/2 Bath:	Rating:														
Prime Wall: 4 - Vinyl				A HBth:	Rating:														
Sec Wall:		%		OthrFix:	Rating:														
Roof Struct: 1 - Gable																			
Roof Cover: 1 - Asphalt Shgl																			
Color: WHITE																			
View / Desir:																			
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID											
Grade: C - Average				Kits: 3	Rating: Very Good			1st Res Grid	Desc: Line 1	# Units: 2									
Year Blt: 1920	Eff Yr Blt:			A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O										
Alt LUC:		Alt %:		Fpl:	Rating:			Other											
Jurisdct:		Fact: .		WSFlue:	Rating:			Upper											
Const Mod:								Lvl 2											
Lump Sum Adj:								Lvl 1											
INTERIOR INFORMATION				CONDOS INFORMATION				Total	RMs: 15	BRs: 7	Baths: 3	HB							
Avg Ht/FL: STD				Location:															
Prim Int Wall: 2 - Plaster				Total Units:															
Sec Int Wall:		%		Floor:															
Partition: T - Typical				% Own:															
Prim Floors: 4 - Carpet				Name:															
Sec Floors:		%																	
Bsmnt Flr: 12 - Concrete																			
Subfloor:																			
Bsmnt Gar:																			
Electric: 3 - Typical																			
Insulation: 2 - Typical																			
Int vs Ext: S																			
Heat Fuel: 1 - Oil																			
Heat Type: 5 - Steam																			
# Heat Sys: 3																			
% Heated: 100		% AC:																	
Solar HW: NO		Central Vac: NO																	
% Com Wall		% Sprinkled:																	
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:							
SPEC FEATURES/YARD ITEMS				PARCEL ID 004.0-0003-0008.0										IMAGE					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
3	Garage	D	Y	1	20X20	A	AV	1920		21.25	T	40	105			5,100		5,100	
More: N				Total Yard Items: 5,100				Total Special Features:				Total: 5,100				AssessPro Patriot Properties, Inc			